

**TOWN OF ROCKY HILL
GOVERNMENT OPERATIONS COMMITTEE, PUBLIC BUILDINGS COMMISSION,
& SCHOOL BUILDINGS COMMITTEE
SPECIAL JOINT MEETING OF SEPTEMBER 15, 2014**

Present: Nadine Bell, Chairwoman (Gov. Ops. Cmte.) (School Buildings Committee) (Left at 6:00 p.m.), Councilor Tim Moriarty (Gov. Ops. Cmte.) (School Buildings Committee), Brian Dillon (School Buildings Committee) (Left at 5:56 p.m.), Bryan Addy, Chairman (Public Buildings Commission) (School Buildings Committee), Todd Marchand, Vice Chairman (Public Buildings Commission), Tom Beaudoin (Public Buildings Commission), Chris Ford (Public Buildings Commission) (Entered at 5:03 p.m.), and Sal Ganci (Public Buildings Commission). Also present were: John Mehr (Finance Director), Guy Scaife (Town Manager) (Left at 5:40 p.m.), Jim Sollmi (Director of Public Works), Mayor Henry Vassel (Entered at 5:26 p.m.) (Left at 5:40 p.m.), Ken Biega (O & G Industries, Inc.), Lorel Purcell (O & G Industries, Inc.), Tyson Burk (O & G Industries, Inc.), Mike Sorano (Friar Associates), Mike Mancini (Facilities Director – BOE) (Left at 5:50 p.m.) and Frank Morse, Chairman (BOE) (Left at 5:45 p.m.)

Those absent: Councilor Guy Drapeau (Gov. Ops. Cmte.) (School Buildings Committee), Jay Kelly (Public Buildings Commission) and Peter Parrotta (Public Buildings Commission).

I. CALL TO ORDER

Chairwoman Nadine Bell called the September 15, 2014 special joint meeting of the Government Operations Committee to order at 5:02 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

Chairman Bryan Addy called the September 15, 2014 special joint meeting of the Public Buildings Commission to order at 5:03 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

Brian Dillon called the September 15, 2014 special joint meeting of the School Buildings Committee to order at 5:03 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

II. APPROVAL OF MINUTES AND WORKING NOTES

Councilor Tim Moriarty made a motion to approve the Minutes and Working Notes of the August 11, 2014 special meeting of the Government Operations Committee, the Public

Buildings Commission and the School Buildings Committee. The motion was seconded by Chairwoman Nadine Bell and adopted by those present with Councilor Tim Moriarty and Brian Dillon abstaining. (Councilor Guy Drapeau, Commissioner Jay Kelly and Commissioner Peter Parrotta were absent).

III. NEW BUSINESS

A. Update – West Hill School Sprinklers

Ken Biega said he would give a quick update with regards to the West Hill School sprinklers. He said these are all done. G. Donovan Associates (the contractor for this) is cleaning some things up and they are doing punch list items. He said they still haven't gotten G. Donovan Associates' owner's manuals and warranties, etc. so they are following up on that. There are a couple of change orders that are out there still and G. Donovan Associates has been told that these are needed by the end of this week so that these can be given to the Board of Education Facilities Committee in order to get them through so that they can start being reviewed and processed. He hasn't heard about any major issues that West Hill School had or any problems.

Chairwoman Nadine Bell said thank you and she asked if there were any questions. There were none.

B. Award of Bids – RHHS Project

Chairwoman Nadine Bell turned the meeting over to Lorel Purcell at this point. Lorel Purcell told everyone that she had just handed out quite a bit of information to them and she apologized to them for getting this out so late. She referred to the information she handed out with regards to the approval of the next group of seven contractors, who will be on their critical path now. (Please see the First Attachment.) She told them that they would see the amounts, which are also on the Resolution. This will be forwarded over to the Town Council after this special meeting now. She explained that these letters represent the values.

Lorel Purcell then referred to the Project Cost Summary. (Please see the Second Attachment.) She also referred to the Bid Results' sheet. (Please see the Third Attachment.) She said that the Bid Results' sheet is where they stand with their contractors, as of today. This is based on the two bid openings that took place on August 7, 2014 and September 9, 2014. There is only one left to be bid and this is 1.19 (Communications & Security). The Bid Results' sheet is the list of the contractors and the dollar amounts that are associated with them. The actual bids that were received are on the paperwork behind the first sheet. The numbers that are on this were brought forward to the Project Cost Summary. She said that the Value Engineering (VE) is also on this. (Please see the Fourth Attachment.) There had been a Board of Education Facilities Committee meeting on September 10, 2014 and they talked about the list of the VE items. That Committee didn't want to accept some of these items so she said she left these as being blank. Any of the items in the second column are open. The VE hasn't been accepted but she said that she had to plug a number in for this so that everyone could see where they stand on the project data.

Lorel Purcell said she was going to explain the Project Cost Summary. The construction costs for the abatement & demolition, site, building construction and bid package 1.19 (Communications and Security) (Allowance) will total up to \$40,084,526. There is then the VE (estimated pending) and this matches the bottom line on the VE list. She then referred to the construction of Griswold Road (funding from alternate sources) and said that at their last meeting that she had explained that since this particular construction is outside the project limits that it is not reimbursable from the State so they are looking at that. The reduction of trade allowances is another item that they came up with. There are trade allowances in Items 1. through 3A under construction costs. This is where the contractors are asked to carry an "X" amount of dollars to do something because they have something that they know they will run into in the building but they really can't quantify it. She gave an example of this. She said they took another look at some of the allowances in the trade packages and they think that they can reduce \$183,900 out of this but she said that this isn't "set in stone". This is how they are driving in order to try to keep the bottom line number down. The Project Cost Summary is "a snapshot" of where they are in time. She told everyone that she could answer any questions that they had on the actual bid results.

Commissioner Tom Beaudoin referred to the contingency authorization on each of the trade packages that are allocated and he asked how this is being handled. He asked if this is going to be done as a change order prior to the work or he asked if they are doing the work on a T & M (time and materials) basis. Lorel Purcell said this is mostly on T & M so the contractor has to give them a ticket with a description on the day that they are doing the work and she said they will sign that. This will totally be accounted for and she said that they have their own system as well. Every single one of the allowances is considered ineligible and it has to be proven that they are eligible. The accounting has to be in place in order to submit it to the State. For the allowance per trade, the State will want to see a proposed change order that is lining all of this up because there will be money left over at the end in theory and they will need to take a credit.

Brian Dillon referred back to the question with regards to the reduction of trade allowances and he asked if there was a breakdown as to where the \$183,900 is coming from. Lorel Purcell said she had this with her but she didn't print this out for them. Brian Dillon said this would come out of the GMP but then there would have to be a change order and this would ultimately go back in there if they have to incur those expenses. Lorel Purcell said that is correct. Brian Dillon said he thinks that they have to look at whether there is a value or not in removing the allowance because this would be pay now or pay later. Lorel Purcell said that is right. Commissioner Sal Ganci asked if this isn't accounted for in the C.M. Contingency on the Project Cost Summary. He asked if the \$183,900 was put anywhere. Lorel Purcell said no. This amount is only showing up with the construction costs because this is offsetting the allowances that are in those numbers so she needs to keep the credit there with them. This has nothing to do with the contingency.

Chairwoman Nadine Bell asked if there were any other questions. Lorel Purcell told them that she knew this was a lot of paperwork and a lot of information but she told them to know that the numbers for the Project Cost Summary came from the other sources to go into this.

Brian Dillon asked if they have identified the alternative fund source for the construction of Griswold Road. Lorel Purcell said this is something that she will work on with the Town Officials and the money for this will be coming out of a Town road fund. Councilor Tim Moriarty said he isn't too happy about that and he said that he will make sure that doesn't happen as long as he is sitting up there. He said this isn't what that money was allocated for. This money is for doing the roads and this isn't to be tacked on to another referendum that they had passed. Brian Dillon said he guesses this was his question and he then said that this money will have to come out of the project and it won't be reimbursed if it isn't approved through another funding source. Lorel Purcell said right. This is in the project now so she said that she would have to take that credit off. Brian Dillon said that is correct and this would be a non-reimbursable expense. Lorel Purcell said that is correct. Ken Biega told Councilor Tim Moriarty that this is an item that they won't get reimbursed for so they are trying to see if this is an item that they could get reimbursed for because they would get more money back from the State. He said this is the reason that Lorel Purcell really "attacked this one".

Councilor Tim Moriarty referred to the award of bids and he said the first one is the General Trades package with the alternates. He referred to them looking at the flooring and he said there are a lot of different things happening there. He asked how much this will change the whole thing and he asked if it is correct that this will affect a bunch of different trades. Lorel Purcell referred to the Bid Results' sheet and she said that they will see who else is impacted by the alternates. She explained some more and she told them if they look at the columns that they will see how many trades are involved with each of the alternates. She gave more details and she said that most of these are just General Trades and only a couple of the alternates end up being across a couple of people. Councilor Tim Moriarty referred to Alternate No. 1 and he said they are giving a credit of \$2,000 (for 1.06 General Trades) but then this will be a credit of \$65,000 (for 1.11 Flooring to Higgins, M. Frank & Co., Inc.). Lorel Purcell said that is right. The total alternate price would be \$62,880 if they were to accept Alternate No. 1. Councilor Tim Moriarty asked what they are ending up with for flooring in the stairwells. Lorel Purcell said the sealed concrete that is there now is just going to be maintained if these are specific stairwells and this will be what is in the base bid without the alternate. The alternate would be for rubber flooring to be put in. There will be new rubber treads for new stairs. Councilor Tim Moriarty confirmed that nothing is going to be done with the stairwells as of right now. Lorel Purcell said these will be freshened up.

Councilor Tim Moriarty referred to Alternate No. 6 (simulated stone surface at all countertops) and he asked what the choices were there. Lorel Purcell said there is a solid surface for all of those and this would be for them to go to a simulated stone surface which she guesses will be a more expensive finish. Councilor Tim Moriarty said this would be them upgrading the surfaces. Lorel Purcell said yes. This isn't dealing with the making of the cabinetry at all but this will just be the top. Councilor Tim Moriarty asked if this will be for the countertops in the classrooms or if this will just be for the labs. Mike Sorano said this will be for the casework in the classrooms and the labs will have a special top. Councilor Tim Moriarty confirmed that the \$112,000 will be an upgrade. Lorel Purcell said that is correct. Councilor Tim Moriarty said if they are looking to save money that now would be the time to do this and he asked if they should pull this out now. Lorel Purcell said they would be adding this because they aren't putting this in their formulas yet. Ken Biega said that none of these alternates are in and that all of these are adds.

Councilor Tim Moriarty confirmed when this contract is being awarded that they aren't getting this. Lorel Purcell said right. Commissioner Sal Ganci asked if it is correct that the letters basically state that the alternates are being locked in. Lorel Purcell said they are locking the alternates in for a certain time period and she said that she is trying to get everyone to hold theirs until February 15th but she said that she knows the electrician won't.

Chairman Bryan Addy said there is one alternate that they need to accept and this is Alternate No. 10 (alternate manufacturers for HVAC control systems). Lorel Purcell said this has already been done and it has been accepted. Chairman Bryan Addy asked which control manufacturer they want and Lorel Purcell said it is Alerton. Commissioner Tom Beaudoin asked if that has been done and awarded yet. Lorel Purcell said yes. Commissioner Tom Beaudoin said that he thinks this was a big mistake. He said he had referenced this at their last meeting. Every building in this Town has Invensys. He mentioned that they had a couple of guys who took a shot and he said in the end that this will be one of the statements with regards to "pay me now or pay me later". He said that this Town will end up paying later. He said this can be marked down. Brian Dillon asked what drove that change. Commissioner Tom Beaudoin said this would be a cost savings comparatively. He mentioned again about them either paying now or paying later and he said that he would rather have paid upfront instead of worrying about this afterwards. Commissioner Sal Ganci asked if this couldn't be changed. Commissioner Tom Beaudoin said he wasn't the one who had authorized that contract and he didn't even know as of yet that this had been awarded. Commissioner Sal Ganci asked if this couldn't be reviewed again if the work hasn't been completed or if the order hasn't been placed. He asked if this deal is a done one. Lorel Purcell said that contract has been awarded and she told them if they want to try to change this at this point that they would have to do a change order to add in the extra money. This would be \$325,000. Brian Dillon said this would be a difference between "10A" and "10B" as to what they are paying. Lorel Purcell said yes. Brian Dillon said this is the first that he heard of this. He asked what the basis of this is and he asked if this is just on cost. Lorel Purcell said yes. Rocky Hill High School will have a system but it just won't be the same manufacturer like there is in the three other schools in the Town. This will be a matter of going to a different program if they want to do the controls at Rocky Hill High School as opposed to the same program at the other three schools. Mike Sorano said it is really difficult to competitively bid proprietary systems against each other and have a basis of design that doesn't match the other manufacturers so this has to be based on performance. He explained some more.

Commissioner Tom Beaudoin asked what the plumbing came in at because he knows that they got a revised number on that and he asked how much of a savings they got by going out to rebid. He confirmed that this had been a blended number originally that they had from Ferguson Mechanical and he said that it appears that Ferguson Mechanical is low on this again. Lorel Purcell said yes and she said that she had \$3,173,000 the last time and they are at \$3,074,000 now so they are just shy of \$100,000. Commissioner Tom Beaudoin confirmed that there were only two bidders on the rebid. Lorel Purcell said there were two bidders on the rebid and there had been five the first time.

Brian Dillon said he had one general procedure question. He asked how the VE is going to affect the contracts. Lorel Purcell said this won't affect the contracts. She explained that what she has done with the others that she wrote so far in the past is that she writes these numbers in.

These will be held available to be accepted by the owner until she thinks November 14, 2014 so she said that they know this isn't going to drag on. She will write language in "that may be accepted by the owner" with regards to any of this VE items that are impacting any of the trades that they approve this evening. The contract will be awarded at the bid amount and then the change order will be written between now and November 14, 2014 to take it from them. Brian Dillon asked if this will be written into the award letter. Lorel Purcell said she is writing the language into their contract so that they will be "on the hook" for that amount. Ken Biega said they will know exactly where they are at when they get the last bid package on September 25, 2014. Councilor Tim Moriarty said they really can't look at VE until that is in. Ken Biega said the whole discussion was just to talk about this so they would have an understanding of each of these items and he explained some more. Lorel Purcell told them that they only meet a few times so they are trying to give them the information so that they will have time to "digest" this. She told them that they should be thinking about something for VE that is somewhere in the neighborhood of this number and she told them to stay somewhere around this if they can. She then told them that they might want to pick an alternate instead of a VE item and she gave an example. She explained that this has to be together but she didn't have the parts and pieces for them at this time.

Councilor Tim Moriarty said that he thinks that one thing they will need to do during this project is that they have to look at getting the tile done in the pool. He said that he had already mentioned this to Brian Dillon. Councilor Tim Moriarty said this would be the time to do this because everything else in there will be brand new. He thinks that they will have to come up with some type of priority list. He said Rocky Hill High School is going to be thirty-two or thirty-three years old now. Commissioner Tom Beaudoin asked if there is an alternate for that. Lorel Purcell said yes. Commissioner Sal Ganci said that is approximately a cost of \$74,000. Commissioner Tom Beaudoin said they have to do this. Lorel Purcell said they have to look at the VE and the alternates. She told them that they can pick what they want to do once they have the number in and they know where everything is. Any VE or alternates will be done through change orders.

Chairwoman Nadine Bell said that they will need to award the bids for the purpose of keeping them moving along the timeline and along the critical path. Councilor Tim Moriarty said the contracts have to go otherwise everything will stop and they have to try to move forward here as best they can, as well as they have to try to expedite this as best they can. Money is driving everything.

Chairwoman Nadine Bell asked them if they were ready to make the motions to award the bids. Chairman Bryan Addy said yes. Councilor Tim Moriarty said that he would make the motions.

Councilor Tim Moriarty made a motion to award Bid Package No 1.04 – Masonry to Connecticut Mason Contractors at a base bid of \$2,210,000. The motion was seconded by Brian Dillon and adopted unanimously by those present. (Councilor Guy Drapeau, Commissioner Jay Kelly and Commissioner Peter Parrotta were absent).

Councilor Tim Moriarty made a motion to award Bid Package No 1.06 – General Trades to Secondino, A & Son, Inc. at a base bid of \$4,449,000. The motion was seconded by

Chairman Bryan Addy and adopted unanimously by those present. (Councilor Guy Drapeau, Commissioner Jay Kelly and Commissioner Peter Parrotta were absent).

Before this motion was voted on, Chairwoman Nadine Bell asked if there were any remarks. There were none.

At this point, the motion was voted on.

Councilor Tim Moriarty made a motion to award Bid Package No 1.07 – Roofing to Silktown Roofing at a base bid of \$1,366,000. The motion was seconded by Commissioner Tom Beaudoin and adopted unanimously by those present. (Councilor Guy Drapeau, Commissioner Jay Kelly and Commissioner Peter Parrotta were absent).

Before this motion was voted on, Chairwoman Nadine Bell asked if there was any discussion. There was none.

At this point, the motion was voted on.

Councilor Tim Moriarty made a motion to award Bid Package No 1.08 – Windows and Entrances to Massey's Plate Glass & Aluminum at a base bid of \$646,000. The motion was seconded by Commissioner Tom Beaudoin and adopted unanimously by those present. (Councilor Guy Drapeau, Commissioner Jay Kelly and Commissioner Peter Parrotta were absent).

Before this motion was voted on, Chairwoman Nadine Bell asked if there was any discussion. There was none.

At this point, the motion was voted on.

Councilor Tim Moriarty made a motion to award Bid Package No 1.09 - Drywall (Rebid) to Conn Acoustical, Inc. at a base bid of \$1,273,574. The motion was seconded by Chairman Bryan Addy and adopted unanimously by those present. (Councilor Guy Drapeau, Commissioner Jay Kelly and Commissioner Peter Parrotta were absent).

Before this motion was voted on, Chairwoman Nadine Bell asked if there was any discussion. Councilor Tim Moriarty asked what they saved on this by rebidding and he asked what was taken out of the package. Lorel Purcell said some walls were changed and they had changed the amount of the abuse resistant sheetrock. They are going to keep the abuse resistant sheetrock at a certain height and she thinks that they have eliminated what was above a certain height. For the first go around, they were at \$1,386,730 so they are saving a little over \$100,000.

Chairwoman Nadine Bell asked if there were any other comments and there were none.

At this point, the motion was voted on.

Councilor Tim Moriarty made a motion to award Bid Package No 1.15 – Plumbing (Rebid) to Ferguson Mechanical Company, Inc. at a base bid of \$3,074,000. The motion was seconded by Chairman Bryan Addy and adopted unanimously by those present. (Councilor Guy Drapeau, Commissioner Jay Kelly and Commissioner Peter Parrotta were absent).

Before this motion was voted on, Chairwoman Nadine Bell asked if there was any discussion or any comments. There was no discussion or comments.

At this point, the motion was voted on.

Councilor Tim Moriarty said they had let the contractors bid the plumbing and the mechanical as a combination number. He said no matter what they are doing that they aren't making \$2,000,000 up. He asked if this could be challenged and if they could afford to do this again or not. Lorel Purcell told Councilor Tim Moriarty that she wasn't following the question. Councilor Tim Moriarty said for the original bid that they either bid the plumbing, bid the mechanical, or bid them together as a whole. Lorel Purcell said that is correct. Councilor Tim Moriarty asked if this could be challenged because this wasn't allowed the second time around. Lorel Purcell said no because the HVAC had already been awarded so they couldn't do a combination bid. Councilor Tim Moriarty knew that it was awarded but he asked if they have to do that because he is still going to protect the assets of the Town. He said this is all that he is going to do.

Councilor Tim Moriarty made a motion to award Bid Package No 1.16 – Fire Protection (Rebid) to Allstate Fire Protection a base bid of \$736,300. The motion was seconded by Chairman Bryan Addy and adopted unanimously by those present. (Councilor Guy Drapeau, Commissioner Jay Kelly and Commissioner Peter Parrotta were absent).

Commissioner Tom Beaudoin asked how much they came up because he knows that Allstate Fire Protection said they had made a mistake the first time around. Lorel Purcell said it hadn't been Allstate Fire Protection. She said it was ironic that when the other contractor had bid the second time around that they gave a higher bid. They had \$842,000 in the budget and this came in at \$736,300. She thought the other contractor's number was at \$691,000. Commissioner Tom Beaudoin said that went to \$784,000. Lorel Purcell said this is a different contract.

Chairwoman Nadine Bell asked if there was any other discussion. Chairman Bryan Addy asked if they voted on this motion. Chairwoman Nadine Bell said they did and she said that the comment had been made after that. She thought they were good on this.

C. Discussion and Action – RHHS Project – Value Engineering

Chairwoman Nadine Bell said they had discussed this somewhat and she didn't know if there was any additional discussion about the detail on this. Councilor Tim Moriarty asked what the timeframe is with some of the VE. He said their first one will probably be for the site contractor. He mentioned that they will be looking to do the site and steel first. Lorel Purcell said right. She said the only VE that is on the table for MidState will be the site improvements. This is

something that they will see down the road later and she said that this is with the exception of No. 8 on the Pending List of VE Items (all Trades). An allowance is being carried in this in case they run into some petroleum-impacted soil when they are excavating for the underground fuel oil tank. She said that there is an underground diesel tank there which will probably be dug up next spring. She told Councilor Tim Moriarty that he was right about them doing the site first but she said that they will physically be doing most of these items next year. She explained about the only thing that is steel. This won't be happening until Phase IV and that will be two years from now.

Lorel Purcell said the VE list has two columns. She mentioned that when there had been a meeting on September 10, 2014 that she had gone to that with the information that is listed in the first column. She said that not a lot was wanted to be given to her that evening at that meeting so she had to take something as far as dollars were concerned. She put in the second column what she hopes they can try to come to an agreement on. The second column has numbers that are being carried forward that she thinks are still "up in the air". She needed to do something so that she could plug this into her Cost Summary so that they can see where they were. She was doing all of the VE at first and she said they were fine because they were on budget but she said that she can't assume that they are going to accept them all. She said that she picked some of the ones that are moving over based on the conversations. She mentioned that all of these VE items are still there, with the exception of the VE Item # 28, with regards to how they will be ordering the switchgear. This would be in its own weatherproof enclosure if they do this the way it is designed currently. This would be assembled this way and guaranteed this way. They would be taking the weatherproof enclosure off if they go to the VE savings and Friar Associates would have to design a structure to have this put in. This item is a very time sensitive one so she said it was agreed for them to just keep this as it is designed so that they can release the switchgear and get going with it. It will be a five month process to just get the switchgear. She mentioned that this is the only item that is on this list that is extremely critical from a timing standpoint.

Commissioner Tom Beaudoin referred to the electrical and he said that he saw that some of the lighting was requested to VE. He asked if anybody looked at this a little more in detail with regards to this. Lorel Purcell said she didn't know. She mentioned that the only thing that had been talked about was that the east entry stairs have lights that will be built into the stairs in order to illuminate them. Ken Biega asked Commissioner Tom Beaudoin if he was talking about extra manufacturers. Commissioner Tom Beaudoin said that was correct. Ken Biega asked Lorel Purcell if they didn't come back with a list of those. Lorel Purcell said no and she said that they didn't go there. She supposes that they could ask but she said that this is an architectural thing usually. Commissioner Tom Beaudoin said he isn't looking to impose cheapness on the integrity of the design of the Architect. He said though that there are several different manufacturers that have fixtures which look the same exactly and these tend to be a lot cheaper than the one being specified. He guesses that the lighting package was probably up around \$1,000,000 or \$1,200,000. He is basing this on the size of the electrical. He thinks that there would be some substantial savings and he mentioned about them looking at the possibility of VE for this without upsetting the aesthetics, the look and the performance that the Architect wants to get out of this.

Brian Dillon said the Board of Education Facilities Committee had met last week to review these VE items with the Architect and the Construction Manager. He said that the Board of Education doesn't have a formal role in reviewing or approving these recommendations but the general consensus was that the theme is for them to try to maintain the integrity and the level of finishes in Rocky Hill High School and to not downgrade any of this. The Board of Education Facilities Committee ended up agreeing with approximately seven or eight of the VE Items. He said that he would like to put those forward now at least. These are items that they thought wouldn't be detrimental to the plan or the vision they had for Rocky Hill High School going forward.

Councilor Tim Moriarty said he thought that Commissioner Tom Beaudoin is talking about something that would be equal to or better and he said that this is generally done prior to the bid process a lot of times. Councilor Tim Moriarty gave an example of this. He explained that once it is awarded to one contractor and he can change the product out then this has to be afforded to all of the contractors.

Brian Dillon said that his question was different. He mentioned again that there are seven or eight VE items that the Board of Education Facilities Committee felt are not detrimental to what they think the vision of the school is. He told everyone if they wanted that he could throw those numbers out and they could try to get a consensus on agreeing to those because they still have approximately \$600,000 or \$700,000 to make up. He mentioned that it was probably worth it for them to look forward to investigating some of these if there are some that everyone could agree on because they have a ways to go.

Councilor Tim Moriarty asked Brian Dillon if he wanted to take these off of the list now. Brian Dillon said that he could at least put these on the table. Councilor Tim Moriarty said that was fine. Brian Dillon said VE Item #1 had been looked at. This wouldn't be detrimental and this is a constructed related issue. VE Item # 4 is another one. He said that the Architect had assured them that he could get a brief statement from the Engineer of Records stating that this would be equal and that this would be able to meet the water quality standards which are required for the project. He mentioned that VE Item # 7 is a "no-brainer". VE Item # 8 is something that they had felt is worth accepting at the end of the day and they will have to pay whatever the cost will be for disposal of petroleum-impacted soil if it is encountered but he said that at least there won't be the allowance sitting there in the GMP. They will have to see what this is at the end of the day and he said they will still be responsible for it but at least this could come out now. They got commentary for VE Item # 16 about how the photoluminescent egress marking system would probably be quickly degraded over time and there is also the fact that they have a full emergency generator and backup system. This will power up in the instance if there is no power in the building. Councilor Tim Moriarty asked Brian Dillon about the Fire Marshal and Building Inspector on that. Brian Dillon said his understanding is that everyone had bought into this and he asked Mike Sorano if he wanted to speak more about this. Mike Sorano said this is a building code issue. Commissioner Chris Ford asked how this had been approved from a local inspector's standpoint. Mike Sorano said this isn't going to be a new building and he explained some more. Brian Dillon referred to VE Item # 22. He mentioned that this had been considered an oversight and the tile isn't needed in those rooms. He said the last one is VE Item # 27, which is the power management system, and he said that he would have Mike Sorano explain a little more about this but this is more about managing what is on and off. Brian Dillon said someone is actually

needed to be there to do that versus the control system for the overall building so he said that this is one that is worth walking away from. Mike Sorano said this power management system isn't the lighting control one, which is the one that is important to this project. The power management system is a monitoring one so that the amount of energy being used can be monitored. This system was designed in as part of the Connecticut High Performance building requirement for this project and this is LEED Silver essentially. He said that they are mandated by the State to have this designed in accordance with that type of a system. They need to have twenty-eight LEED points in order to meet that and this would be the twenty-ninth point. He said that they don't have to actually have the energy use monitored in the building. He explained that this would be the monitoring of all of the different power points throughout the building and he mentioned again that they don't have to actually have this one.

Brian Dillon said that all of the VE items that he just mentioned totaled approximately \$210,000. He said that from the initial Board of Education Facilities Committee meeting that they felt these are worth taking so he said he passed these along. Chairwoman Nadine Bell said thank you.

Chairwoman Nadine Bell asked if there was any more discussion about those items. Commissioner Tom Beaudoin asked Lorel Purcell if these VE options that had been presented were reviewed by the estimators and if these would be found to be in line with the credits that were offered up for the VE. Lorel Purcell said that she didn't give these to the estimating department and she said that they had just gone through these as a team.

Commissioner Sal Ganci referred to VE Item # 20, which is changing the VCT. Lorel Purcell said this will be a BBT (BioBased Tile) going to a VCT (Vinyl Composition Tile). Commissioner Sal Ganci asked what they would be giving up besides the fact that this product will be a different one and he asked if they will be giving up a quality maintenance issue. Mike Sorano said he would explain why they are doing this and he also passed around a sample of this. The VCT is relatively standard in school construction and this is what is being specified right now in this project. This has been specified because it is an upgrade in quality. This will be going over some of the existing floors and there will be some unevenness. VCT is a product that is hard plastic and it is brittle. He said that they might see some cracking of this in building projects. He explained some more. He said the product that is in the specifications will be better and it will take heel marks and cracks better. This will be more flexible. Commissioner Tom Beaudoin said he agrees about how VCT is utilized in most of the schools. He asked if they will be looking at a maintenance issue down the road though with cracks if they have the unevenness of the floors. He asked how uneven the floors are. He would like to know this going into this so that they won't be taking a VE for a floor for \$30,000 that will end up costing more in the long run. Mike Sorano said that this is kind of why they are using the material that they are and he said that everything is a risk. Commissioner Tom Beaudoin asked if there is a recommendation from Friar Associates and O & G Industries, Inc. on these VEs as to which ones they should or shouldn't take as opposed to throwing these on the Committees, etc. Mike Sorano said they are looking for as much as they can in order to meet the budget but he said that his recommendation would be for them to stick with the item that is being specified.

Commissioner Sal Ganci referred to VE Item # 23 with regards to painting and he said that he had the same comment like he had just made for the tile. He asked what they will be getting for

value versus quality. He then referred to the VCT and he asked what the warranty differences will be between the two products. The BBT and the VCT would both lie flat. One would be taking heel marks better than the other but they both would still polish up. He asked what they will be giving up outside of them not seeing some heel marks here and there. He then asked if the warranty would be double that. Mike Sorano said that the warranty will not be double that. He explained that the elevated slabs have been drying and settling for years so they will probably be in fine shape but he thinks that they might see cracking in the lower level and also where the addition will be meeting the new building. Commissioner Sal Ganci said they will be replacing this anyway in the renovation. He said this will all be the same new material. His opinion is that this (VE Item # 20) is one that they should really seriously consider and this is especially because they won't be getting any benefits on the warranty. Councilor Tim Moriarty said where they will see the cracking will be over the control joints, etc. and where they will be coming to the addition where there will be a minimal change in the elevation. Mike Sorano said the second product is just more of a guarantee that it won't telegraph through. Brian Dillon said that is clearly more durable. Commissioner Tom Beaudoin said that he isn't concerned about the scuffs on the floor but he is concerned more about the cracking. They will be opening themselves up to cracking of the VCT in the areas where there are uneven floors and where there are expansion joints, etc. Councilor Tim Moriarty asked if there is any cracking there now because if there are areas where this is cracking now then the new VCT that will be put over these areas will crack in a short period of time. Commissioner Tom Beaudoin said he was just throwing this out. Councilor Tim Moriarty said they aren't going to have much movement now in the existing building. Commissioner Sal Ganci said he had the same kind of comment about VE Item # 23. Mike Sorano said this manufacturer actually meets the same spec so he said that he didn't have the same commentary for this like he did with regards to the floor. He explained some more. He told Commissioner Sal Ganci that they are good with VE Item # 23. Commissioner Sal Ganci said thank you.

Chairwoman Nadine Bell asked Lorel Purcell what her suggestion would be as to when they have to decide on all of these VE items. Lorel Purcell said they will absolutely have to decide at their next meeting where a last final group of contractors will be brought forward to them. She said that they really ought to vet everything at that time. Chairwoman Nadine Bell asked Lorel Purcell if she is suggesting that this will be the meeting on October 6, 2014 or October 7, 2014. Lorel Purcell said yes. Councilor Tim Moriarty said he won't be around for three weeks in October. Lorel Purcell said the last bid is due on September 25, 2014 as of right now. Commissioner Tom Beaudoin asked if this is for the communications. Lorel Purcell said this is for \$1,130,000. Commissioner Tom Beaudoin asked if this is on the street now and Lorel Purcell said yes. She told them that she would like all of them to have opinions, etc. by their next meeting. Commissioner Tom Beaudoin asked if it would be possible for them to get recommendations from Friar Associates and from O & G Industries, Inc. in regards to the VE prior to their meeting so that they will have a chance to also decipher that. Lorel Purcell said sure. Chairwoman Nadine Bell said that is a good idea. She mentioned how Councilor Tim Moriarty said that he might not be at that meeting and she said that she would like to get his input too. Chairwoman Nadine Bell asked if they could get this ahead of time so that everyone could spend some time on this instead of them walking into their next meeting "blind" about this.

Commissioner Chris Ford referred to VE Item # 17 (1/2" densdeck) and VE Item # 18 (expansion joints). He was wondering if there was any commentary on these about the quality, etc. Mike Sorano said he had actually discussed this at length with Firestone and with Roofing Reps. Their recommendation is that there is the densdeck cover board over this. There will be the steel deck and a rigid hard insulation. There will then be the densdeck and the roof will be glued down or mechanically fastened to that. Over the last ten to twelve years, the manufacturer's recommendation has been to have the densdeck added on. He said from talking with the representatives at Roofing Reps, they said that this is no longer required or really needed. They aren't seeing this being installed anymore. This requirement had been put in because of glue failures but the problems for the glue failures have been fixed so those aren't occurring anymore. He explained that unless they are in an area where there is big and substantial hail that those kind of impact loads aren't on roofs so this densdeck isn't required. He said that the guy who sells the densdeck told him that they don't actually need it anymore. Commissioner Tom Beaudoin asked if the same warranty is being extended. Mike Sorano said that is correct and he said this will be the same warranty. There will still be the densdeck cover board just on the addition because there will be a lot of mechanical equipment there and there is a lot of potential for balls to go up there. Foot traffic is being expected to be a lot more on the lower roof. The reduction of \$54,900 is just for the high roofs on the existing roof and this isn't for the brand new low roof where there will be the densdeck. Councilor Tim Moriarty asked if the roof has ever had to be shoveled due to big storms because he said this will make a difference. Jim Sollmi said the lower roof has had to be but not the upper roof. Brian Dillon asked if this doesn't take the variable out of inferior labor. He said this is sort of a safeguard from any errors with the installation and this is sort of their second safeguard in the long term. Mike Sorano said the first question he had asked was about the shoveling of the roof. There will be an additional safeguard if they have a storm that has big hail. He said there is no doubt about it that this is a safeguard. He referred to the comment about the shoveling and he said that six inches of snow is supposed to be left on a roof when it is shoveled but he said that not everyone can do that. Councilor Tim Moriarty said for someone getting paid to do this for \$5 per hour that they would be using a snow blower. Mike Sorano told everyone that they are right about this issue but there will be the same guarantee. He told them that they have the same exact concerns that he has but he was told from the guy who sells the product that there will be the same warranty for this. Councilor Tim Moriarty said as long as this is signed off on in writing. Mike Sorano thinks the Town's current contract for maintenance is with Silktown anyway. Councilor Tim Moriarty said he thought so too.

Chairman Bryan Addy said he had a couple of quick comments about VE in general. He would like O & G Industries, Inc. to vet some of these numbers with their estimators. Some of these are pretty simple, like the flooring for example, and he asked if the \$30,000 is realistic. This should be able to be told to them fairly easily. He would like to see all of these items confirmed with their estimators for their next meeting, as well as having other subcontractors, vendors and suppliers contacted possibly.

Chairman Bryan Addy referred to VE Item # 14, which is to be determined. They basically have two runs of approximately 40' of railing on the mezzanine in the library. They have glass and aluminum railing systems. He mentioned that he has never been in that room and he doesn't know if looks are important for that railing because that system is a pretty pricey one. He is

looking at this from a maintenance standpoint and he questioned how often they will be there cleaning all of the glass. He asked them if they could just look at a standard steel picket for the 80' of railing. This would be something that would be inexpensive and very basic. He doesn't know how important it is to the Board of Education or to the school for there to be a fancy railing system in the mezzanine. He would like to have Friar Associates come up with some sketches and get some pricing on some options so that they can save \$4,000 or \$5,000. Brian Dillon said these are the types of finishes and vinyl designs that they want the school to have from the Board of Education's perspective. He thinks there is an expectation from the Board of Education and from the public at the end of the day as to what this final project is going to look like. He said that everything comes down to dollars and cents but the Board of Education is happy with the way the Media Center and the library has been laid out. He referred to what Chairman Bryan Addy said and he thinks that would diminish the effect for the Media Center and for the library. Brian Dillon said Mike Sorano's group had done a great job in laying this out. Chairman Bryan Addy said that he hadn't been involved at that point. He referred to some previous notes and he said this is worth approximately \$18,000 so they probably wouldn't be looking at a whole lot of savings. He said he thinks this is something that they can live with if this is something that the Board of Education wants and envisions for the library because he values their opinion. He mentioned how they could belabor each of the VE items for a very long time but they weren't going to do that at this point. He said they were going to wait for their next meeting to make their decisions.

Chairwoman Nadine Bell told them before they moved to the next item on this meeting's agenda that she thought a motion by the Government Operations Committee was needed to have these bids moved on as they were recommended this evening.

Councilor Tim Moriarty made a motion that the Government Operations Committee forward the Resolution – Award of Bids – Rocky Hill High School Project – Seven Trade Packages (as recommended by this special joint meeting of the Government Operations Committee, the Public Buildings Commission and the School Buildings Committee) to the Town Council. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.)

BE IT RESOLVED that the Town of Rocky Hill Town Council approves the award of bids and authorizes O & G Industries, Inc. to enter into contracts for the following trade packages for the Rocky Hill High School Renovate as New Project:

Bid Package No. 1.04 –Masonry:

Connecticut Mason Contractors – base bid of \$2,210,000

Bid Package No 1.06 – General Trades:

Secondino, A & Son, Inc. – base bid of \$4,449,000

Bid Package No 1.07 –Roofing:

Silktown Roofing – base bid of \$1,366,000

Bid Package No. 1.08 – Windows and Entrances:

Massey's Plate Glass & Aluminum – base bid of \$646,000

Bid Package No. 1.09 – Drywall (Rebid)

Conn Acoustical, Inc. – base bid of \$1,273,574

Bid Package No. 1.15 – Plumbing (Rebid)

Ferguson Mechanical Company, Inc. – base bid of \$3,074,000

Bid Package No. 1.16 – Fire Protection (Rebid):

Allstate Fire Protection – base bid of \$736,300

Report and Recommendation

Scope reviews were performed with each of the trades listed above from August 15, 2014 through September 11, 2014.

O & G Industries, Inc. is the Construction Manager at Risk and will be holding the trade package contracts.

IV. BILL PAYMENT RECOMMENDATIONS

Brian Dillon asked if this would include the School Buildings Committee, the Public Buildings Commission and the Government Operations Committee. Councilor Tim Moriarty said this would just be for the Government Operations Committee.

Chairwoman Nadine Bell asked Brian Dillon if he wanted to close out the School Buildings Committee's special meeting at this time.

Brian Dillon made a motion to adjourn the School Buildings Committee special meeting at 5:56 p.m. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the School Buildings Committee. (Councilor Guy Drapeau was absent.)

Chairman Bryan Addy said that the Public Buildings Commission's special meeting was going to continue on until after the bill payment recommendations because he wanted to bring up some new business about Subcommittees for discussion.

Councilor Tim Moriarty made a motion that the Government Operations Committee approves paying Invoice #2012-044A21 from Friar Associates in the amount of \$13,400. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.) (Please see the Fifth Attachment.)

Councilor Tim Moriarty made a motion that the Government Operations Committee approves paying Invoice #0000015 from Consulting Engineering Services, Inc. in the amount of \$650. The motion was seconded by Chairwoman Nadine Bell and adopted

unanimously by those present. (Councilor Guy Drapeau was absent.) (Please see the Sixth Attachment.)

Councilor Tim Moriarty made a motion that the Government Operations Committee approves paying Invoice #14475 from EnviroMed Services, Inc. in the amount of \$750 as opposed to the \$1,000 stated on this invoice. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.) (Please see the Seventh Attachment.)

Councilor Tim Moriarty made a motion that the Government Operations Committee does not approve paying Invoice #14503 from EnviroMed Services, Inc. at this time. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.) (Please see the Eighth Attachment.)

Councilor Tim Moriarty made a motion that the Government Operations Committee approves paying Invoice #14474 from EnviroMed Services, Inc. in the amount of \$4,218.75. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.) (Please see the Ninth Attachment.)

Councilor Tim Moriarty made a motion that the Government Operations Committee approves paying Invoice #14496 from EnviroMed Services, Inc. in the amount of \$5,110.64. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.) (Please see the Tenth Attachment.)

Councilor Tim Moriarty made a motion that the Government Operations Committee approves paying Invoice #3013-002A07 from Friar Associates in the amount of \$2,250. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.) (Please see the Eleventh Attachment.)

Councilor Tim Moriarty made a motion that the Government Operations Committee approves paying Application No. 00001 from O & G Industries, Inc. in the amount of \$74,604. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.) (Please see the Twelfth Attachment.)

Chairwoman Nadine Bell asked Finance Director John Mehr if this was all of the invoices and he said yes. Chairwoman Nadine Bell asked if the Government Operations Committee had any other business for this meeting. Councilor Tim Moriarty said no. Chairwoman Nadine Bell asked for a motion to have the Government Operations Committee's special meeting adjourned.

Councilor Tim Moriarty made a motion to adjourn the Government Operations Committee special meeting at 6:00 p.m. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee. (Councilor Guy Drapeau was absent.)

V. OTHER BUSINESS

Chairman Bryan Addy said in an effort to move their meetings forward as they are getting into the construction process of the Rocky Hill High School Renovate As New Project that they need to come up with Subcommittees for certain tasks. He told Ken Biega based on his previous experience that he is looking forward to his recommendations or recommendations from anybody else who was there who has worked on projects and has seen Subcommittees in the works that they could recommend. He said that a Change Order Subcommittee is one that is a definite requirement. He would like to have this Subcommittee be made up of himself, Commissioner Tom Beaudoin and Commissioner Sal Ganci. Chairman Bryan Addy said they will go onsite every so often and meet in the trailer with the Project Manager and Superintendent to go through the change order logs. This will kind of be a second opinion evaluation of the change orders so that this can be brought forward to the Public Buildings Commission meetings for an approval that will be quicker instead of them belaboring it at their meetings. He asked if anyone else could think of any Subcommittees. Ken Biega asked if a certain dollar amount has been set up for authorization because he told Chairman Bryan Addy and Finance Director John Mehr that he couldn't remember. Ken Biega said he forgot who the individual is who has authorization to proceed and he told Councilor Tim Moriarty that he knew they had talked about this. Councilor Tim Moriarty said this had been set up by the Town Council. Jim Sollmi thinks something had been done for West Hill School up to \$10,000. Ken Biega mentioned about having to have action taken for Rocky Hill High School too. Jim Sollmi said no action had been taken for Rocky Hill High School. Ken Biega asked if they could get this same action taken for Rocky Hill High School. Finance Director John Mehr said he has to find the one for West Hill School. Chairman Bryan Addy said the Public Buildings Commission would be authorized. Ken Biega said this could be a Public Buildings Commission member but a huge issue is for this person to get out to the site if there is an emergency situation that comes up and a quick response is needed. Chairman Bryan Addy asked if they would want to work this in the same way that they did it for West Hill School. Jim Sollmi said minor changes were looked at for that and he thinks it was himself, Mike Mancini and Chairman Bryan Addy as part of that little Committee for anything that was more than \$10,000. Jim Sollmi said they have to act quickly sometimes and they don't want to hold a project up so they were authorized to do this. Ken Biega then said they would all come back as a Committee to explain why they did something so the Public Buildings Commission would still have to take action to approve it too. He explained some more. He told Chairman Bryan Addy that the Subcommittee he is mentioning is a great thing so that they can sit down and review a change order, whether it be for \$20,000 or \$30,000 and for them to walk onsite so they can see that item. Jim Sollmi said he thinks if the number is a big one that is over \$10,000 that can wait then he thinks that the Public Buildings Commission should get a look at it to review it. Ken Biega said this would be brought to the Public Buildings Commission to go through its normal process if this is for a change where quick action isn't needed.

Chairman Bryan Addy asked Ken Biega if there are any other Subcommittees that they have seen that have worked out well on their projects. Ken Biega mentioned the Change Order Subcommittee again and he also mentioned a Communication Subcommittee, which would be for them just to get information out there. He mentioned that this could be the school principal

who could put an updated schedule on the website as to what is happening with the current construction. This would be more of a school issue.

Chairman Bryan Addy asked if anyone else had any new business or comments. Commissioner Tom Beaudoin asked for a clarification. He asked if he is right to assume with regards to any dollar amount that they are over budget that they won't be allowed to get a refund from the State on that and that the Town will be "picking up the whole dime" on that. Ken Biega said they would have to get to the \$50,000,000. Commissioner Tom Beaudoin confirmed that they would have to get to the \$50,000,000 in order to get additional reimbursement. Ken Biega said they want them at the \$50,000,000 when they come back and want to lock in with the GMP. Commissioner Tom Beaudoin said in essence that the controls package could be included in order to get to the \$50,000,000. He then apologized about him being a "stickler" but he said that he sees this coming back to "bite us in the rear". He said that they are talking less than 1% of the entire project. Ken Biega said that they are still fighting the budget all the way through. Commissioner Tom Beaudoin said he understood that. Ken Biega said they will have to weigh out the options after they open the final package up to see where that comes in. He said that this might force them to take more VE items. Commissioner Tom Beaudoin said that he would only be making the recommendation and that the Town Council will be voting on this and approving the funds. He hopes where there is a will that there is a way that they could take a look at this and revisit it again. Ken Biega said okay. Commissioner Tom Beaudoin said he isn't that familiar with the Alerton one. Mike Sorano told Commissioner Tom Beaudoin that he thinks that he understands that the reason this was put together this way is because Alteron would not have been the low bidder if this was just a performance so they got prices for the different systems so that there would be the option if they wanted to spend more because of that system's expenses. Commissioner Tom Beaudoin thought that was across the board. It doesn't matter to him if this is Ferguson Mechanical or someone else and he said that he competes with them. Mike Sorano said it is the system itself that is more expensive. Commissioner Tom Beaudoin referred to Subcontractors who had bid this and he said across the board that there was an incremental decline for going with the alternate packages that were out there. He said there was the base package of design obviously that Friar Associates designed this around. That was the Invensys system. He is seeing issues moving forward because there are obviously two different sets of programs that will have to be dealt with by the Town's facilities' people. They will be looking at one program and then they will have to jump to a different one. There will be a learning curve and he said obviously that this will be a lot more involved with the amount of controls that they will have in Rocky Hill High School compared to the rest of the schools. There will also be a lot of similarities that are existing also and he explained some more. He said that he was throwing this out to the Construction Manager and to the Design Team, as well as to Councilor Tim Moriarty who was still at this evening's special meeting and who would be voting on this so that this could be taken into consideration hopefully.

Councilor Tim Moriarty said in the early design of this that they had asked that everything be compatible with everything else in Town so that everything would be the same when upgrades will be done, etc. This is for the simple reason that people won't have to be trained on different brands when it comes to maintenance.

Commissioner Tom Beaudoin said that was all that he had for his comments. Chairman Bryan Addy said he guesses that they will have to wait to see when they have “all of the cards” in front of them at their next meeting so they can possibly entertain this if the telecommunications’ bids come in \$325,000 cheaper. Councilor Tim Moriarty said that is wishful thinking. He confirmed when the bid opening will be for that. Ken Biega said it will be September 25, 2014.

Commissioner Tom Beaudoin asked if they know how many drops there are. Mike Sorano asked if this is for the technology and security. Commissioner Tom Beaudoin said yes. Mike Sorano said there are hundreds and hundreds. Commissioner Tom Beaudoin said that he would have to take a look at this. Mike Sorano said that everything is based on SecureWatch 24 and he explained some more.

Chairman Bryan Addy asked if anyone had anything else. Finance Director John Mehr asked Chairman Bryan Addy if they will be targeting their next meeting for the first, second or third Monday in October. Lorel Purcell said this will be a super meeting. She asked everyone if it will be easier for them to get together on October 6, 2014 compared to October 13, 2014, which she thinks is Columbus Day. She told them that she would try to target October 6, 2014 if they could. Chairman Bryan Addy said they should be okay with that. Finance Director John Mehr asked Lorel Purcell if she will be okay too with the bids and the scope. Lorel Purcell said yes and she said that she is just hoping that she doesn’t have to delay the bid opening beyond September 25, 2014 because she got some questions today that she didn’t even get to look at so she didn’t know how hard they are. Finance Director John Mehr asked Lorel Purcell if she wanted to shoot for the first Monday in October. Lorel Purcell said yes and she confirmed that the Town Council would be meeting that night too. Councilor Tim Moriarty said yes. He said the Town Council meets the first and the third Monday of the month. Finance Director John Mehr asked Councilor Tim Moriarty if October 6, 2014 is good for him. Councilor Tim Moriarty said no and he said that they won’t be seeing him until after October 18, 2014 or October 19, 2014. He said that he probably won’t be at either of the Town Council meetings in October because he has to work. Friday nights are probably the only nights that he could meet.

Ken Biega introduced Tyson Burk at this time and he said that he is going to be the Project Manager on site. Ken Biega said that Dave Lemelin, who was the Superintendent for the summer projects, will be the Superintendent for the Rocky Hill High School Renovate As New Project. There will also be a Project Engineer and safety people, etc., who will come in once in a while. There is a trailer that is set up at Rocky Hill High School. There will be enough room in it if they need to have a meeting there at different times because it is double wide. They can have Public Buildings Commission meetings there when they get to a certain level if this will work out for them.

Councilor Tim Moriarty said he has a concern on the final balancing of the building. He had conversations with Ken Biega about maybe having this pulled out of Ferguson Mechanical’s package in order to give it to a separate entity. Councilor Tim Moriarty said they have a Commissioning Agent on board but they won’t go to the extent of doing an actual balancing thing. He told them that early on in the early phases, they will watch this and keep an eye on it to make sure that the numbers are there. Ken Biega said in the past that they have actually done some spot checking on balancing. They have brought a balancing contractor in and asked them

to do some random checking to see if this ties back to the report they have. Councilor Tim Moriarty explained that this may not be the work but it could be the design or a function of the unit itself. It is huge as to what comes into play when it comes to balancing and he explained some more. A lot of this does have to do with the design. The cost savings down the road will be the whole heating and air conditioning system with the high performance. They might be getting their LEED and points but they won't be getting the savings on the environmental efficiency of this. Chairman Bryan Addy said that was a good point. Councilor Tim Moriarty said the numbers work on paper a lot of times. Chairman Bryan Addy said the phases are small enough so they can carefully watch the first couple of them and set the standard as to what they are expecting. They can double check and triple check. Councilor Tim Moriarty said yes. Chairman Bryan Addy said they won't be doing the whole thing in one shot at least so that they can catch this in pieces and follow it more closely than if they were doing the entire school all at once. Councilor Tim Moriarty said the air quality in school is huge and he explained some more.

Mike Sorano said one of the complexities of this project has always been the phasing of it. During the phasing, this system will get partially commissioned and he mentioned that the whole chill beam system won't come up until the very end. There will be a big commissioning push at the very end. Councilor Tim Moriarty said there will be some uncomfortable periods during this and he said they may have parents complaining in the summertime. This will be where communication comes into play with the Board of Education and he mentioned that they might want to warn the parents ahead of time about this. Ken Biega said there will be some uncomfortable time periods. Mike Sorano explained the reason as to why they can't bring the chill beams up. Councilor Tim Moriarty said they have to worry about the humidity for the other products too (i.e. ceiling tiles, floors and finishes, etc.).

Mike Sorano told Chairman Bryan Addy that he thinks they will be targeting Thursday afternoons with regards to the Subcommittee meetings. Chairman Bryan Addy said good.

VI. ADJOURNMENT

Chairman Bryan Addy said he would take a motion to have the Public Buildings Commission's special meeting adjourned at this point.

Commissioner Tom Beaudoin made a motion to adjourn the Public Buildings Commission's special meeting at 6:17 p.m. The motion was seconded by Vice Chairman Todd Marchand and adopted unanimously by those present from the Public Buildings Commission. (Commissioner Jay Kelly and Commissioner Peter Parrotta were absent.)

Respectfully submitted,

Jo-Anne Booth
Recording Secretary